

039.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

597,900 / 597,900

USE VALUE:

597,900 / 597,900

ASSESSED:

597,900 / 597,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		YALE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: RUSSELL CATHLEEN M TRUSTEE	
Owner 2: CATHLEEN RUSSELL TRUST	
Owner 3:	

Street 1: 19 YALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: RUSSELL CATHLEEN M -

Owner 2: -

Street 1: 19 YALE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6300.000	208,100		389,800	597,900		25608
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

1 of 1

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape				Full Bath: 2	Rating: Average			OF=SINK IN BMT.											
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix: 1	Rating: Poor														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1954	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2							
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors: 4 - Carpet	25%			Total:	26.4	%		Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	105.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.98745072				Totals		1	6	2							
Insulation: 2 - Typical				Adj \$ / SQ: 139.971															
Int vs Ext: S				Other Features: 84000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 282765															
% Com Wall		% Sprinkled:		Depreciation: 74650				Juris. Factor:		Before Depr:	139.97								
				Deprecated Total: 208115				Special Features:	0	Val/Su Net:	103.22								
								Final Total:	208100	Val/Su SzAd:	180.64								
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:		Year:													
				Color:															
<b>PARCEL ID</b> 039.0-0001-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		10X8	A	AV	1980	0.00	T	31.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							